

Staffordshire Moorlands Infrastructure Funding Statement 2020/21

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Introduction and background

1 Introduction and background

Introduction

1.1 The Infrastructure Funding Statement (IFS) sets out annual income and expenditure relating to developer contributions in Staffordshire Moorlands secured through "S106 agreements". As a result of recent changes to government legislation local authorities are now required to publish an Infrastructure Funding Statement which will be produced on an annual basis. Using published developer contribution data the IFS will detail infrastructure projects in order to increase transparent for communities by reporting what has been received and spent by the Council. Local planning authorities that have received developer contributions must publish an infrastructure funding statement summarising developer contributions data.

1.2 The aim of the Infrastructure Funding Statement is to give policy makers a better insight into how developer contributions are supporting new development. Developer contributions can include Section 106 planning obligations, Community Infrastructure Levy, section 278 agreements and any agreements that either secure funding towards new development. However, the District Council does not currently have a Community Infrastructure Levy in place. Section 278 agreements are secured for highways improvements and as such are reported on separately by Staffordshire County Council.

Developer Contributions

2 Developer Contributions

2.1 The Infrastructure Funding Statement provides a summary of all financial and non-financial developer contributions within Staffordshire Moorlands for a given financial year.

Statement 3a						
The total amount of money to be provided under any planning obligations which were entered into during the reported year						
Land Details	Reason	Planning Application No.	Date of Receipt	Sum Received	Contribution Use	
Land South East Of A521 A50 Blythe Bridge Bye Pass Blythe Bridge	Play Space	SMD/2018/0790	11/05/2020	£280,117.00	Sports Pitch Contribution for improvement of existing facilities at recreation area off Uttoxeter Road and school pitches at William A and sport and recreation facilities within a 20 minute catchment area of the development.	
Land South East Of A521 A50 Blythe Bridge Bye Pass Blythe Bridge	Travel Plan	SMD/2018/0790	11/05/2020	£2,474.00	Rail transport contribution £2,474 for cycle stands and benches at Blythe bridge railway station (to be paid to the council)	
Land South East Of A521 A50 Blythe Bridge Bye Pass Blythe Bridge	Education	SMD/2018/0790	11/05/2020	£739,211.00	Education Contribution to County to apply to Blythe Bridge Primary School Planning Clusters, Blythe Bridge High School & Sixth Form in the sum of £739,211 subject to numbers of units and affordable units staying the same.	

Land South East Of A521 A50 Blythe Bridge Bye Pass Blythe Bridge	Travel Plan	SMD/2018/0790	11/05/2020	£6,430.00	Travel Plan and Travel Plan contribution to County.
Land South East Of A521 A50 Blythe Bridge Bye Pass Blythe Bridge	Miscellaneous	SMD/2018/0790	11/05/2020	£11.00	County monitoring fee to monitor compliance with 106.
Land South Of Thorley Drive Cheadle	Affordable Housing	SMD/2019/0310	20/08/2020	£1,440.00	Reduction in the number of affordable dwellings to be provided to 10 and for an affordable housing commuted sum of £1,440.00 to be paid to the council prior to occupation of the 10th dwelling on the Development.
Land to the East of Froghall Road and North of Ayr Road and Cheltenham	Play Space	SMD/2018/0180	19/11/2020	£196,390.08	Sports Pitch contributions (by formula) to Sports pitches in Cheadle.
Land to the East of Froghall Road and North of Ayr Road and Cheltenham	Highways	SMD/2018/0180	19/11/2020	£142,105.45	Highways Contribution
Land to the East of Froghall Road and North of Ayr Road and Cheltenham	Travel Plan	SMD/2018/0180	19/11/2020	£6,895.00	Travel plan and travel plan contribution to the County.

Land to the East of Froghall Road and North of Ayr Road and Cheltenham	Education	SMD/2018/0180	19/11/2020	£1,106,625.00	£1,106,625	Education contribution toward construction of a new school in Cheadle or to increase capacity in an existing primary school in Cheadle.
Meadows Special School Site Former Tunstall Road Knypersley	Ecology	SMD/2020/0301	26/02/2021	£22,000.00	£22,000	A biodiversity offsetting contribution of £22,000 to be paid to the council prior to commencement of development.
Meadows Special School Site Former Tunstall Road Knypersley	Travel Plan	SMD/2020/0301	26/02/2021	£7,000.00	£7,000	A travel plan monitoring fee of £7,000 to be paid to the County Council prior to commencement of development to monitor the travel plan.

Table 2.1

Total sum received = £2,510,971.53

2.2 Table 1 shows the money provided under any planning obligations throughout the reporting period from April 2020 to March 2021. The majority of the contributions are allocated towards improvement of outside play space, highways improvement and education contributions to local schools.

Statement 3b

The total amount of money under any planning obligations which was received during the reported year

Land Details	Developer	Planning Application No.	Date of Receipt	Sum Received	Contribution Use
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Former Meadows School Site off Meadows Way Biddulph	Aldi Stores Ltd	SMD/2020/0301	26/02/2021	£22,000.00	Biodiversity Offsetting
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Table 2.2

2.3 The level of development in the Staffordshire Moorlands area has been historically low. A consequence of this is a limited number of applications. However, given the adoption of the new local plan the number of applications will increase.

Statement 3c

The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority

Land Details	Developer	Planning Application No.	Date of Receipt	Sum Received/remaining	Contribution Use
Moorlands Road, Biddulph	Persimmon Homes	03/01330/FUL	27/05/2004	£6,642.47	Maintenance of the amenity land transferred by Developers to the Council
Millbrook, Cheadle	Bellway	Not Specified	08/06/2005	£6,755.89	Not Specified
The Ridings, Biddulph	George Wimpey	Not Specified	11/02/2016	£25,155.75	Commuted sum to cover first 10yrs of maintenance upon transfer of Public Open Space at The Ridings from George Wimpey

Land off Russell Grove, Werrington	Lovell Partnerships Ltd	SMDC/2014/0768	02/11/2016	£79,024.00	Contribution towards the development, maintenance and/or refurbishment, including the purchase of new equipment and/or provision of other play space and playing fields within Werrington
Turners Pasture	Turners Pasture Ltd	SMDC/2015/0050	15/06/2018	£25,261.50	Contribution towards the cost of maintaining open space in Cheadle. Expected to be allocated to Churchill Rd Rec project.
Turners Pasture	Turners Pasture Ltf	SMDC/2015/0050	17/12/2018	£25,261.50	Contribution towards the cost of maintaining open space in Cheadle. Expected to be allocated to Churchill Rd Rec project.
Leek Sainsbury's	Sainsbury's Supermarkets	SMD/2011/0041	04/05/2011	£25,297.50	Arts Contribution for the purposes of an art installation or an art project located within the town of Leek

Table 2.3

2.4 As shown above, most of the secured funding has been allocated for the maintenance of public open space. The funding allocated to the land off Russel Grove has been allocated to undertake a specialist drainage survey on Malthouse Fields recreational grounds, looking to improve the pitch and community facilities for young people at Meigh Road recreational ground. Works are continuing at Meigh Road with current provision for a health hub. There is additional funding for open space and leisure at Turners pasture, contributing towards maintaining public open space in the Cheadle area. The fund is expected to be allocated to the Churchill Road project for overall leisure and outside maintenance, this will again be helping to improve facilities for young people. Another source of funding which has not been allocated by the authority is the combined arts project for the installation of art within the town of Leek at the Sainsbury's supermarket.

Statement 3d

Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—

(i) in relation to affordable housing, the total number of units which will be provided;

Planning approvals 2020-21	Planning reference	Application type	Total number of AH
Cecily Mill, Cheadle	SMD/2019/0723RM		13 units (33%)
Thorley Drive, Cheadle	SMD/2019/0310	Variation to S106	10 units & £1,440
Land at Ayr Road, Cheadle	SMD/2018/0180	Full and outline	41 dwellings phase 1 & 33% phase 2
Land at South East of A521, Blythe Bridge	SMD/2018/0790	Full	8% dwellings 5.47%

(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;

To be reported by Staffordshire County Council.

2.5 There are a low number of affordable housing schemes across the Staffordshire Moorlands District, therefore, development for open market housing and affordable housing has been limited. Additionally, there aren't many affordable housing S106 agreements as there also haven't been many open market homes completed. Unfortunately, housing developments are often not as economically viable in Staffordshire Moorlands when compared to neighbouring areas due to lower demand and property prices. This means that there is less money left over from market housing schemes to help subsidise affordable housing.

Statement 3e

The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure

Land Details	Developer	Planning Application No.	Date of Receipt	Sum Received	Contribution Use
None	N/A	N/A	N/A	N/A	N/A

Table 2.5

2.6 No data to report.

Statement 3f

The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)

Land Details	Developer	Planning Application No.	Date of Receipt	Sum Received	Contribution Use

None	N/A	N/A	N/A	N/A	N/A	N/A
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Table 2.6

2.7 No data to report.

Statement 3g

In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item

Land Details	Developer	Planning Application No.	Date of Receipt	Sum Received	Contribution Use
None	N/A	N/A	N/A	N/A	N/A

Table 2.7

2.8 No data to report.

Statement 3h

In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—

- (i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;
- (ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);
- (iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations

Not applicable

Statement 3i

The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

Land Details	Developer	Planning Application No.	Date of Receipt	Sum Received	Contribution Use
Moorlands Road, Biddulph	Persimmon Homes	03/01330/FUL	27/05/2004	£7,576.47	Maintenance
Millbrook, Cheadle	Bellway	Not Specified	08/06/2005	£8,490.89	Not Specified

The Ridings, Biddulph	George Whimpey	Not Specified	11/02/2016	£30,186.9	Public outside space
Land off Russell Grove, Werrington	Lovell Partnership Ltd	SMDC/2014/0768	02/11/2016	£81,324.00	Play equipment & playing fields
Turners Pasture	Turners Pasture Ltd	SMDC/2015/0050	15/06/2018	£25,261.50	Public Open Space
Turners Pasture	Turners Pasture Ltd	SMDC/2015/0050	17/12/2018	£25,261.50	Open Space
Leek Sainsbury's	Sainsbury's Supermarkets	SM.10.00041.OMAJEJ	04/05/2011	£25,297.50	Arts Contribution
Former Meadows School Site	Aldi Stores Ltd.	SMD/2020/0301	26/02/2021	£22,00.00	Biodiversity offsetting

Table 2.8

